

Unit 16, Summerhill Industrial Estate,
Goodman Street, Birmingham, B1 2SS



TO LET

Modern Business Premises with Parking

Gross Internal Area: 1,225 ft² (104.51 m²) approx.

Location

Summerhill Business Park is accessed via Goodman Street which is accessed in turn from Summerhill Road and King Edwards Road.

The site offers ease of access to the inner ring road with Birmingham City Centre lying approximately ½ mile south east.

The middle ring road provides dual carriageway access to the main Aston Expressway (A38M - circa 1 ½ miles north east), which provides access to Junction 6 of the M6 Motorway.

Description

The property comprises an end terrace unit of a steel portal frame with block infill and outer skin of brick surmounted by a pitched insulated, steel clad roof.

Internally the property has been converted to provide high spec office/ studio space on the ground floor with additional storage area provided within the existing loading bay. Benefits include a refitted kitchen area, WC facilities, suspended ceiling with inset LED lighting as well as comfort heating and cooling.

The first floor provides additional cellular office space with double glazed windows to the front and additional mezzanine storage space.

Externally the property benefits from forecourt parking and additional visitor spaces.

Accommodation

Total GIA 1,225 ft2 (104.51 M2) approximately.

Rental / Terms

The property is available to let on a new lease with length to be agreed at £12,000 per annum exclusive.

VAT

All figures quoted are exclusive of VAT which we understand is not payable.

Service Charge

A service charge is levied to cover the maintenance and upkeep of communal areas.

We understand that the current premium is £855.80 per annum.

Services

We understand that all mains services are connected on, or adjacent to, the subject premises.

The agent has not tested the suitability of the connections and recommends that all interested parties carry out their own investigations.

Planning Use

We understand that the property has planning consent under use classes B1 (Light Industrial), B2 (General Industrial) and B8 (Storage or Distribution).

Legal Costs

Each party are to be responsible for their own legal costs incurred during this transaction.

Energy Performance Certificate (EPC)

Available upon request from the agent.

Availability

The property is available to let from June 2021.

Viewings

Strictly via the sole agent Siddall Jones on 0121 638 0500

